

\$875,000 - 20 Sunvalley View, Cochrane

MLS® #A2183375

\$875,000

5 Bedroom, 4.00 Bathroom, 2,276 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to your dream home! This brand-new build in Pinnacle Estates at Sunset Ridge offers luxury and functionality, designed to impress. The main floor features stunning **HARDWOOD FLOORING**, soaring 9' **CEILINGS**, and 8' **DOORS** throughout. The chef's kitchen boasts custom **FULL-HEIGHT CABINETRY**, **QUARTZ COUNTERTOPS** with **DOUBLE WATERFALL FEATURES**, a 30" gas cooktop, built-in wall oven and microwave, a 36" fridge-freezer, and a 24" dishwasher. A 6" **DROP CEILING** crowns the **ISLAND** with a **FLUSHED EATING BAR**. The **WALK-THROUGH PANTRY** with **MDF SHELVING** leads to a **MUDROOM** with **BUILT-IN BENCH** and **HOOKS**, connecting the double attached garage and the **OPEN-TO-ABOVE FOYER**. Relax in the family room with a **BUILT-IN GAS FIREPLACE** or work in the **FLEX ROOM** with **BARN DOOR ACCENTS**. Step outside to enjoy the **LARGE DECK** with a **gas BBQ HOOKUP**, perfect for entertaining. A stylish 2pc bathroom completes this level. Upstairs, a large **BONUS ROOM** with a **TRAY CEILING** and **FEATURE WALL** offer ample space for relaxing or a movie night. Escape to your luxurious master suite with a **TRAY CEILING**, **WALK-IN CLOSET**, and spa-like ensuite featuring a **DOUBLE VANITY**, **JETTED TUB**, and **GLASS-ENCLOSED SHOWER**. Two additional bedrooms, a 4pc guest bathroom and a laundry room with a sink and cabinetry including a **QUARTZ COUNTERTOP** add to



the convenience of the upper flooring living space. The FULLY FINISHED basement, including a separate entrance, features 9' CEILINGS, two large bedrooms, a 4pc bathroom, and a family room with a WET BAR, perfect for an evening with friends to watch the game. This stunning home combines modern design, premium finishes, and thoughtful details. Make it yours today!

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2183375 |
| Price | \$875,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,276 |
| Acres | 0.09 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 20 Sunvalley View |
| Subdivision | Sunset Ridge |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 0X8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Tray Ceiling(s), Wet Bar, Walk-In Closet(s) |
| Appliances | Built-In Refrigerator, Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood |
| Heating | Forced Air, Fireplace(s) |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | December 13th, 2024 |
| Days on Market | 181 |
| Zoning | CR-2 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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